

Local Market Update for January 2026

Provided by New Jersey REALTORS®



Passaic County

Passaic County

Single Family

	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	164	195	+ 18.9%	164	195	+ 18.9%
Closed Sales	117	144	+ 23.1%	117	144	+ 23.1%
Days on Market Until Sale	42	42	0.0%	42	42	0.0%
Median Sales Price*	\$587,500	\$595,000	+ 1.3%	\$587,500	\$595,000	+ 1.3%
Percent of List Price Received*	103.5%	102.8%	- 0.7%	103.5%	102.8%	- 0.7%
Inventory of Homes for Sale	245	262	+ 6.9%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--

Townhouse-Condo

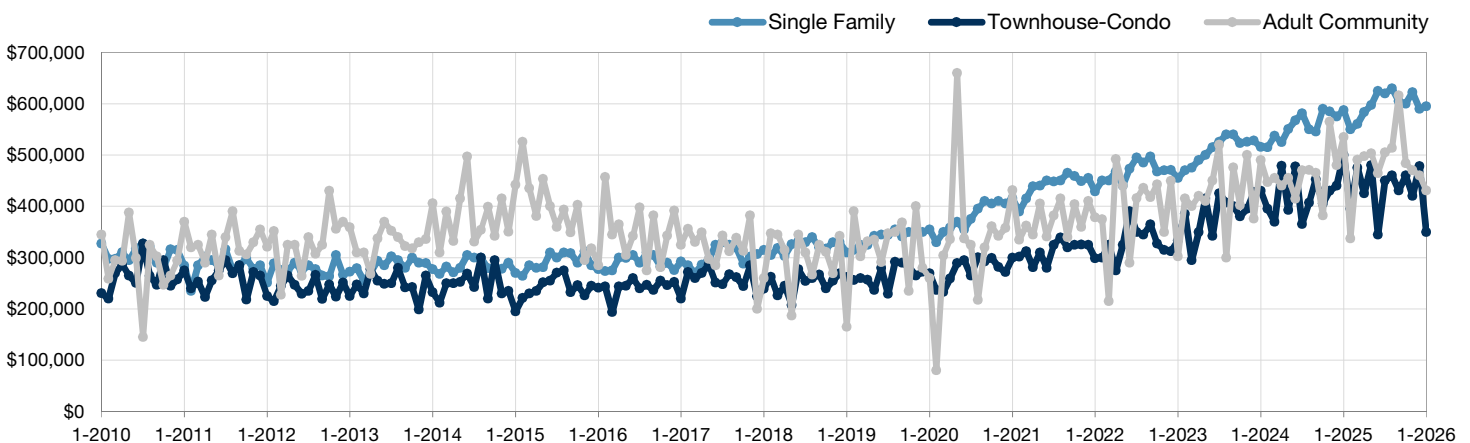
	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	59	52	- 11.9%	59	52	- 11.9%
Closed Sales	34	31	- 8.8%	34	31	- 8.8%
Days on Market Until Sale	33	43	+ 30.3%	33	43	+ 30.3%
Median Sales Price*	\$500,000	\$349,900	- 30.0%	\$500,000	\$349,900	- 30.0%
Percent of List Price Received*	102.8%	101.4%	- 1.4%	102.8%	101.4%	- 1.4%
Inventory of Homes for Sale	67	75	+ 11.9%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--

Adult Community

	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	14	10	- 28.6%	14	10	- 28.6%
Closed Sales	11	8	- 27.3%	11	8	- 27.3%
Days on Market Until Sale	22	59	+ 168.2%	22	59	+ 168.2%
Median Sales Price*	\$535,000	\$431,000	- 19.4%	\$535,000	\$431,000	- 19.4%
Percent of List Price Received*	99.6%	98.7%	- 0.9%	99.6%	98.7%	- 0.9%
Inventory of Homes for Sale	12	22	+ 83.3%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type By Month



Current as of February 09, 2026. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Report © 2026 ShowingTime Plus, LLC.